

179.0

0006

0010.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

Total Card / Total Parcel

1,092,200 / 1,092,200

APPRAISED:

USE VALUE:

ASSESSED:

1,092,200 / 1,092,200

1,092,200 / 1,092,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
12		BROWNING RD, ARLINGTON

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description
101	8420.000	621,400		470,800	1,092,200	
Total Card	0.193	621,400		470,800	1,092,200	Entered Lot Size
Total Parcel	0.193	621,400		470,800	1,092,200	Total Land:
Source:	Market Adj Cost		Total Value per SQ unit /Card:	368.33	/Parcel: 368.33	Land Unit Type:


Patriot
Properties Inc.

OWNERSHIP

Unit #:

Owner 1: KAHN PAUL/HELEN

Owner 2:

Owner 3:

Street 1: 12 BROWNING RD

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry Own Occ: Y

Postal: 02476 Type:

PREVIOUS OWNER

Owner 1: FAGONE CHARLES-JOSEPHINE -

Owner 2: -

Street 1: 12 BROWNING RD

Twn/City: ARLINGTON

St/Prov: MA Cntry

Postal: 02476

NARRATIVE DESCRIPTION

This parcel contains .193 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1952, having primarily Clapboard Exterior and 2965 Square Feet, with 1 Unit, 2 Baths, 1 3/4 Bath, 0 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		8420	Sq. Ft.	Site			0	70.	0.80	7									470,819						470,800	

Total AC/HA: 0.19330

Total SF/SM: 8420

Parcel LUC: 101 One Family

Prime NB Desc: ARLINGTON

Total: 470,819

Spl Credit

Total: 470,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

Database: AssessPro - ArchiveProArling

apro

2023

14116!

!14116!	User Acct
121889	GIS Ref
	GIS Ref
	Insp Date
09/01/16	

USER DEFINED

Prior Id # 1: 121889
Prior Id # 2:
Prior Id # 3:
Prior Id # 1:
Prior Id # 2:
Prior Id # 3:
Prior Id # 1:
Prior Id # 2:
Prior Id # 3:
ASR Map:
Fact Dist:
Reval Dist:
Year:
LandReason:
BldReason:
CivilDistrict:
Ratio:

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH					
Type: 6	Colonial			Full Bath: 2	Rating: Very Good												
Sty Ht: 2	2 - 2 Story			A Bath: 1	Rating:												
(Liv) Units: 1	Total: 1			3/4 Bath: 1	Rating: Very Good												
Foundation: 1	- Concrete			A 3QBth:	Rating:												
Frame: 1	- Wood			1/2 Bath: 1	Rating:												
Prime Wall: 2	- Clapboard			A HBth:	Rating:												
Sec Wall: 1		%		OthrFix: 1	Rating:												
Roof Struct: 1	- Gable																
Roof Cover: 1	- Asphalt Shgl																
Color: BLUE																	
View / Desir:																	
GENERAL INFORMATION				OTHER FEATURES				RESIDENTIAL GRID				SKETCH					
Grade: B-	Good (-)			Kits: 1	Rating: Very Good			1st Res Grid	Desc: Line 1	# Units 1							
Year Blt: 1952		Eff Yr Blt:		A Kits: 1	Rating:			Level	FY LR DR D K FR RR BR FB HB L O								
Alt LUC:		Alt %:		Fpl: 1	Rating: Average			Other									
Jurisdct: G18		Fact: .		WSFlue: 1	Rating:			Upper									
Const Mod:								Lvl 2									
Lump Sum Adj:								Lvl 1									
								Lower									
INTERIOR INFORMATION				CONDO INFORMATION				REMODELING				RES BREAKDOWN					
Avg Ht/FL:	STD			Location:				Exterior:	No Unit	RMS	BRS	FL					
Prim Int Wal	1	- Drywall		Total Units:				Interior:	1	8	4						
Sec Int Wall:		%		Floor:				Additions:									
Partition: T	- Typical			% Own:				Kitchen:									
Prim Floors: 3	- Hardwood			Name:				Baths:									
Sec Floors:		%						Plumbing:									
Bsmnt Flr: 12	- Concrete							Electric:									
Subfloor:								Heating:									
Bsmnt Gar:								General:									
Electric: 3	- Typical																
Insulation: 2	- Typical																
Int vs Ext: S																	
Heat Fuel: 1	- Oil																
Heat Type: 3	- Forced H/W																
# Heat Sys: 1																	
% Heated: 100		% AC: 100															
Solar HW: NO		Central Vac: NO															
% Com Wal		% Sprinkled															
MOBILE HOME				Make:		Model:		Serial #:		Year:		Color:					
SPEC FEATURES/YARD ITEMS				PARCEL ID 179.0-0006-0010.0													
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value
2	Frame Shed	D	Y	1	96	F	FR	1980	0.00	T	39	101					
More: N	Total Yard Items:	Total Special Features:										Total:					